

HoldenCopley

PREPARE TO BE MOVED

Stavely Way, Gamston, Nottinghamshire NG2 6QR

Guide Price £180,000 - £190,000

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IDEAL HOME FOR FIRST-TIME BUYERS...

This two-bedroom ground floor flat offers a move-in ready home, perfect for first-time buyers. Situated in a highly sought-after location, the property enjoys convenient access to West Bridgford, Holme Pierrepont Country Park, and excellent transport links, with the scenic River Trent just a short distance away. Inside, the apartment features an entrance hall leading to a spacious reception room, ideal for both relaxing and dining, with open access to the kitchen. There are two double bedrooms, with the main bedroom benefitting from an en-suite, while the main bathroom serves the second bedroom and guests. Externally, the property includes an allocated parking space, adding to the practical appeal of this charming home.

MUST BE VIEWED



- Ground Floor Flat
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- En-Suite & Family Bathroom
- Allocated Parking Space
- Well-Presented Throughout
- Ideal Home For First-Time Buyers
- Sought-After Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

8'11" x 10'11" (2.74m x 3.33m)
The entrance hall has carpeted flooring, a radiator, an in-built cupboard, a wall-mounted intercom and a single door providing access into the accommodation.

Living Room

13'5" x 16'10" (4.11m x 5.14m)
The living room has carpeted flooring, a radiator, an in-built cupboard, open access to the kitchen and two UPVC double-glazed windows.

Kitchen

6'9" x 9'7" (2.08m x 2.94m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with drainer and a mixer tap, an integrated oven, a gas ring hob, extractor fan & a washing machine, partially tiled walls, a wall-mounted boiler, recessed spotlights, vinyl flooring and a UPVC double-glazed window.

Master Bedroom

14'1" x 11'2" (4.31m x 3.42m)
The main bedroom has carpeted flooring, a radiator, in-built wardrobes, access to the en-suite and a UPVC double-glazed window.

En-Suite

5'2" x 5'6" (1.60m x 1.68m)
The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, a radiator, a wall-mounted electric shaving point, recessed spotlights, an extractor fan and vinyl flooring.

Bedroom Two

14'1" x 9'8" (4.31m x 2.95m)
The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window.

Bathroom

6'9" x 6'9" (2.06m x 2.06m)
The bathroom has low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a radiator, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window.

OUTSIDE

Outside there an allocated parking space.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): £1722.86
Ground Rent in the year marketing commenced (EPA): £201.29
Property Tenure is Leasehold, Term: 999 years from 1 January 2006 Term remaining 980 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

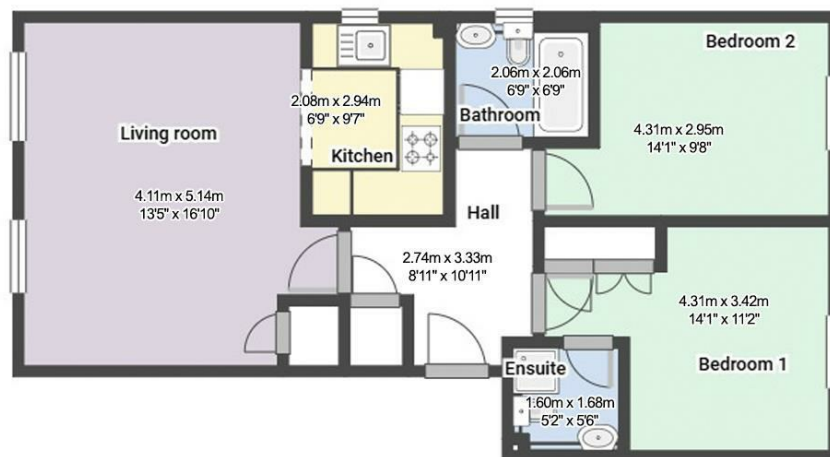
ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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